

RESOLUTION R2022-06

**A RESOLUTION ADOPTING A WATER MANAGEMENT AND
CONSERVATION PLAN UPDATE FOR WASHINGTON CITY**

WHEREAS, Washington City is required by the State of Utah to file a Water Management and Conservation Plan; and

WHEREAS, the City Council has been provided with general information from City personnel on impacts of water resources limitations on the City, and the Water Management and Conservation Plan provides a guide to improve the City's water resources; and

WHEREAS, it is recognized that our water supply serves as an essential resource for health and safety of our citizens, local fire protection, agricultural needs, residential and commercial landscaping support, and is a critical link in economic development for our community; and

WHEREAS, specific water conservation measures and strategies as identified in The Water Management and Conservation Plan must be adopted at this time, to comply with the State of Utah requirements.

NOW THEREFORE, BE IT HEREBY RESOLVED by the City Council of Washington City, State of Utah, as follows:

1. Adoption. The City Council hereby adopts the Water Management and Conservation Plan Update dated November 29, 2021.
2. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED, on this 26th day of January 2022.

WASHINGTON CITY

Attest:


Tara Pentz, City Recorder




Kress Staheli, Mayor



2021

WATER MANAGEMENT AND CONSERVATION PLAN UPDATE

Prepared for: Washington City, Utah

Prepared by: Alliance Consulting

November 29, 2021

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SECTION 1: INTRODUCTION

1.1 Objective

State of Utah House Bill 71, The Water Conservation Plan Act, requires water providers to develop a Water Conservation Plan. Washington City first developed and submitted a Water Management and Conservation Plan in May of 1999. As directed by Utah Code 73-10-32, updates to these plans are required every five years. Updates were submitted in 2004, 2010 and 2015. This report fulfills the update obligation and is intended to supersede the 2015 report as a working document that both defines Washington City's approach to water conservation and serve as a management tool for measuring, tracking, and reporting the effectiveness of conservation measures.

Increasingly, Washington City has used a regional approach to development. The Washington County Water Conservancy District (WCWCD) is a vital partner in the planning for future growth needs and implementation of best management practices to ensure that programs effectively meet water use requirements.

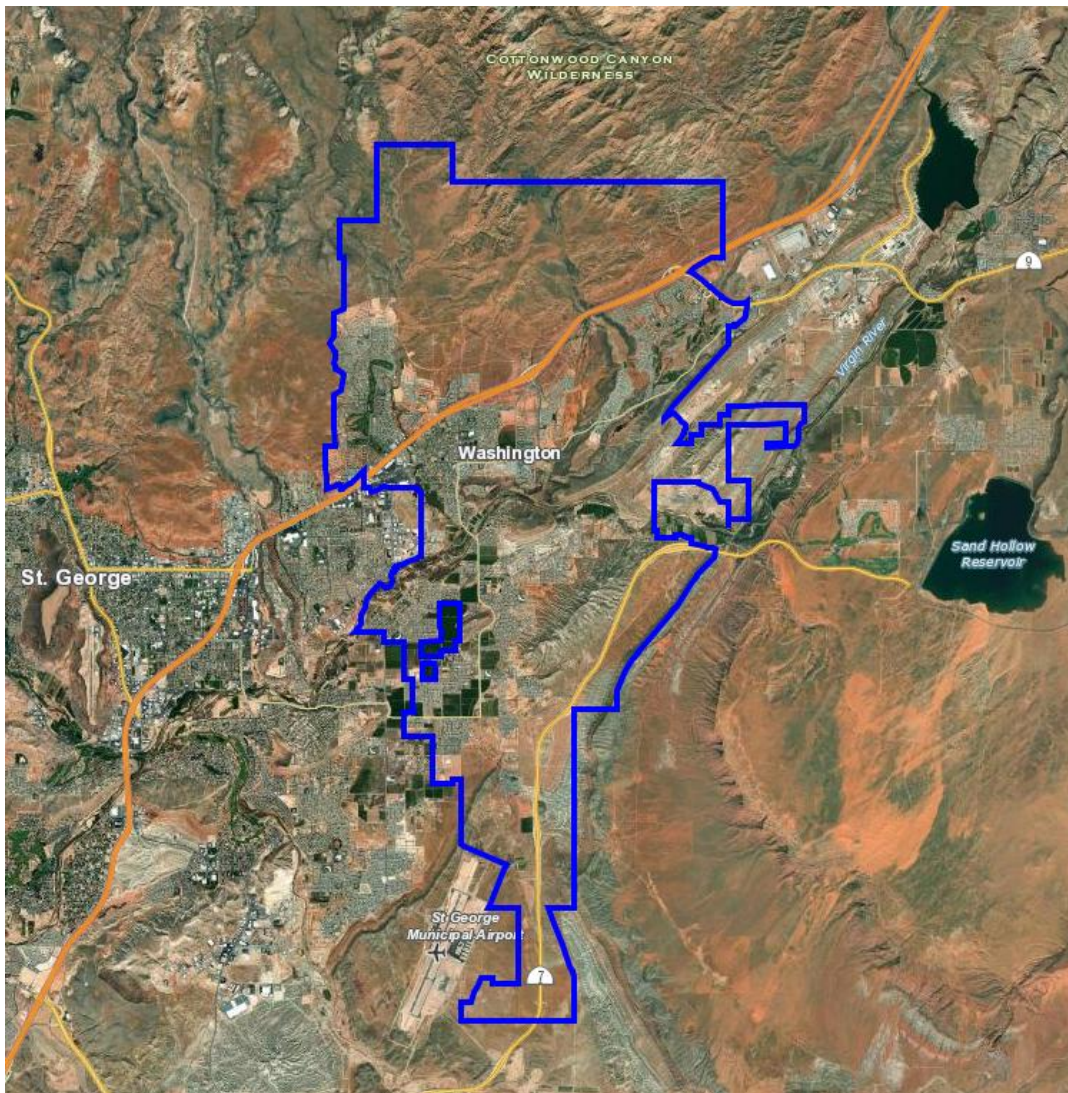
Washington City has continued to grow rapidly. In order to enjoy and preserve these surroundings, Washington City is dedicated to the stewardship of not only the natural beauties of the land, but the water as well. The Washington City Water Conservation Plan consists of seven sections as summarized below.

- Section 1 introduces the goals for the Conservation Plan
- Section 2 provides a description of the Washington City water system
- Section 3 identifies present and future water needs
- Section 4 describes the water problems and conservation goals within Washington City
- Section 5 describes the current and planned water conservation practices
- Section 6 describes the current water pricing structure
- Section 7 describes the process for plan implementation, monitoring, and evaluation

1.2 Washington City

Washington City was established April 15, 1857 and is home to an estimated 33,678 people. It is located in Washington County, which is in the southwest corner of Utah, in what is commonly known as Utah's Dixie. The city is situated within the St. George Basin with sandstone hills and the Pine Valley Mountains to the north. The Virgin River traverses the city, separating the Washington Fields area with newer development to the south from the established downtown area. Washington City has experienced rapid population growth over the past several years, which is driving transformation of its historically agricultural land to suburban housing. Washington City is progressing as a well-planned community that provides a variety of housing types and amenities to residents. A map of the current Washington City Water service area is provided in Figure 1.1.

Figure 1.1: Washington City Water Service Boundary



1.3 Washington City Contact

The Washington City Public Works Department is responsible for the implementation of this Water Conservation Plan. The programs and goals indicated in the plan are overseen by the Public Works Director and the Assistant Public Works Director. Contact information for the responsible parties is provided below.

Name	Position	Phone Number	Email Address
Michael D. Shaw	Public Works Director	(435) 656-6317	mshaw@washingtoncity.org
Lester C. Dalton	Assistant Public Works Director	(435) 656-6317	ldalton@washingtoncity.org

SECTION 2: SYSTEM PROFILE

2.1 City Owned Water Rights

The existing Washington City water rights are identified in Table 2.1.

Table 2.1: City Owned Water Rights

WR #	Source	Total Diversions (cfs)	Total Volume (acre-feet)
81-666, a19389	Underground Water Wells	0.5	151.4
81-1087, a19389	Underground Water Wells	0.74	535.76
81-1610, a35984	Underground Water Wells	-	53
81-1674, a25120	Underground Water Wells	1	724
81-1719, a25121	Underground Water Wells	0.6	434.4
81-1747, a27463	Underground Water Wells	0.04882	11.786
81-2412, a46260	Underground Water Wells	-	1,578
81-4313, a35984	Underground Water Wells	-	160
81-5075, a46260	Underground Water Wells	0.22038	159.55
81-207	Price/Pierce Springs	0.0156	11.2941
81-222, a5549	Prisbrey/Westover Spring	0.00668	4.8429
81-266, a5548	Mascrew, Iron Bush & Cottonwood Springs	0.0141	10.2081
81-710	Mill Creek	0.3	71.834
*81-1150, a3592	Sand Hollow Creek (Mill Creek)	0.35	-
*81-1151, a3593	Sand Hollow Creek	0.03	-
*81-4076	Westover Spring and Sproul Spring	0.76	-
81-4077	Westover Spring and Sproul Spring	0.07	50.6786
81-4078	Adair Spring and Warm Spring	0.09	65.1582
*81-4079	Adair Spring and Warm Spring	2.7	-
Total:		7.44558	4,021.9119

*Listed as irrigation right rather than a municipal right

2.2 Annual Water Supply from City Owned Water Resources

The annual water supply from Washington City owned resources in 2020 is identified in Table 2.2.

Table 2.2: Annual Water Supply in 2020 from City Owned Water Resources

WR #	Source	Type	Culinary (af)	Secondary (af)
81-1747, 81-2412, 81-666, a19389, a35583	Grapevine Well #1 (WS012)	Well	138.34	-
81-2412, a35583	Grapevine Well #2 (WS013)	Well	67.61	-
81-2412, 81-1674, 81-1747, a35583	Well No.2 (WS007)	Well	628.88	-
81-1719, 81-2412, 81-1747, a35583	Well No. 3 (WS008)	Well	143.50	-
81-2412, 81-1747, a35583	Well No. 4 (WS009)	Well	264.58	-
81-1747, 81-2412, a35583	Well No. 5 (WS010)	Well	1063.90	-
81-2412, 81-1747, a35583	Well No. 6 (WS011)	Well	745.13	-
81-4078, 81-4079	Adair Spring	Spring	-	48.36
81-710	Mill Creek (Tanner Ditch)	Stream	-	715.92
81-207	Price/Pierce Springs	Spring	-	62.52
81-222	Prisbey/Westover Spring	Spring	-	77.28
81-4076, 81-4077	Sproul Spring	Spring	-	128.88
81-2412, a35583	Sullivan Well Golf Lower	Well	-	499.99
81-4078, 81-4079	Warm Spring	Spring	-	427.44
-	Well #1 (Irrigation)	Well	-	70.86
Total (acre-feet)			3,051.94	2,031.25

2.3 Annual Water Supply from City Purchased Water Resources

Washington City's annual water supply from purchased water resources from the Washington County Water Conservancy District consisted of both finished water and raw water. Purchased finished water resources are presented in Table 2.3 and purchased raw water resources are presented in Table 2.4.

Table 2.3: Annual Finished Water Supply in 2020 from City Purchased Water Resources

Source Name	Culinary (af)	Secondary (af)	Total (kgal)	\$/kgal	Total
WCWCD Landfill Booster	577.91	-	188,325	\$0.76	\$143,127.00
WCWCD (Heritage Fields)	1,719.70	-	560,403	\$0.76	\$425,906.28
WCWCD (Washington Dam Booster)	1,866.34	-	608,189	\$0.76	\$462,223.64
Total	4,163.95	-	1,356,917		\$1,031,256.92

Table 2.4: Annual Raw Water Supply in 2020 from City Purchased Water Resources

Source Name	Culinary (af)	Secondary (af)	Total (kgal)	\$/kgal	Total
*WCWCD Treatment Production	1,303.97	-	424,928	\$0.80	\$339,942.40
WCWCD Coral Canyon Golf Course	-	484.63	157,928	\$0.80	\$126,342.40
Total	1,303.97	484.63	582,856		\$466,284.80

*Purchased from WCWCD as raw water and sold to customer as finished water after treatment.

2.4 Intersystem Agreements

Washington City is part of a coordinated effort of neighboring communities and the Washington County Water Conservancy District (the District) to combine resources to efficiently develop new water resources. The City has joined the regional Water Supply Agreement to allow the District to provide water for future growth. In accordance with the agreement, the District will be actively pursuing water resources for future growth.

2.5 Distribution and Treatment System

The Washington City culinary water distribution system is in excellent shape with few leaks. The distribution system maintains a minimum of 20 psi under peak day and fire flow conditions. Several projects have been recently completed and others are anticipated for construction in the near future. The City has recently added additional storage capacity with the construction of the 2 MG Red Cliffs Storage Tank. Currently, the City is working on developing a master plan to evaluate the feasibility of a secondary irrigation system. Starting in 2005, new developments have been required to install irrigation distribution lines and metering infrastructure in anticipation of developing a pressurized irrigation system. Currently, this infrastructure is “dry” and not in use.

2.6 System Deficiencies

Washington City’s secondary system is small and inefficient. The system is underutilizing the City’s secondary water resources which leads to a significant amount of water that goes unaccounted for. The City had a secondary water supply of 2,515.88 acre-feet in 2020. Of this total, only 1,055.48 acre-feet was accounted for. As part of the ongoing water master planning, the City is considering upgrading the secondary irrigation system in an effort to reduce real water loss by preventing unaccounted water use.

2.7 Financial Resources

The Washington City water budget is in excellent condition. Significant funds are collected and held in reserve for future improvements and upgrades to the system.

SECTION 3: PRESENT WATER USE AND FUTURE NEEDS

3.1 Population

Using the 2012 Baseline City Population Projections published by the Governor’s Office of Planning and Budget, Washington City has projected their population through 2060 as presented in Figure 3.1 and Table 3.1. The Washington City general plan predicts the population build-out is approximately 80,000, based on current land and water resources. Additionally, the potential annexation areas could add 40,000 people for a total build-out of 120,000. As presented in Table 3.2, the recorded population estimated for the City has historically exceeded the projections by the Governor’s Office of Planning and Budget. In 2020, the population was estimated to be 33,678 versus the projected population of 26,727.

Figure 3.1 Population Projections

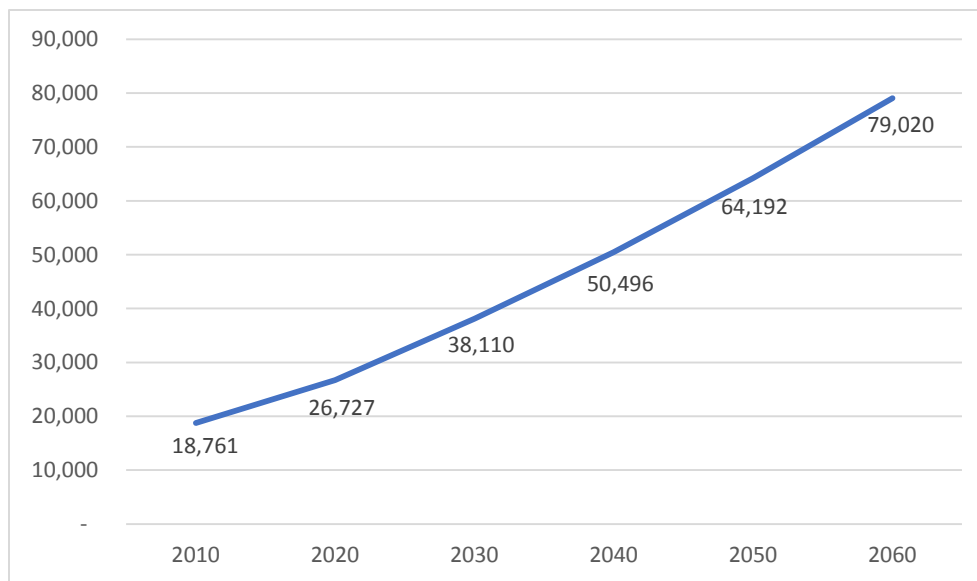


Table 3.1: Population Projections

Year	Projection
2010	18,761
2020	26,727
2030	38,110
2040	50,496
2050	64,192
2060	79,020

Table 3.2: Recorded City Population

Year	Projection
2010	22,000
2020	33,678

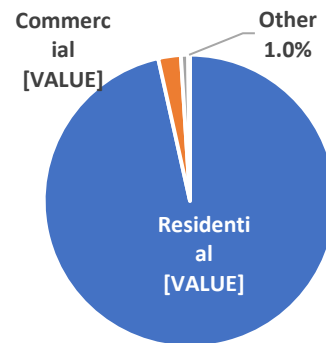
3.2 Current Use

Washington City currently has a total of 12,198 connections broken down by connection type as indicated in Table 3.3. These connections are 96.5% residential, 2.5% commercial, 0.8% institutional, and 0.2% industrial as shown in Figure 3.1.

Table 3.3: City Connections by Type

Type	Connections
Residential	11,772
Commercial	302
Industrial	30
Institutional	94
Total	12,198

Figure 3.2 City Connections by Type



3.3 Per Capita Consumption

The Utah Department of Water Resources provides calculation guidance for determining per capita water consumption, gpcd (gallons per capita per day). This method was used in determining the values presented in Table 3.4 based on the 2020 estimated population of 33,678. Washington City's per capita consumption is 226 gpcd when secondary use is not included. This use is primarily residential at 170 gpcd. Commercial use is 21 gpcd and Institutional use is 15 gpcd. The current estimated system loss is 8.75%. When secondary use is added, the total per capita consumption becomes 254 gpcd as shown in Table 3.5.

Table 3.4: Breakdown of Per Capita Water Use Excluding Secondary Use

Type	Connections	Use (ac-ft)	Use (kgal)	*GPCD
Residential	11,772	6,399.90	2,085,550	170
Industrial	30	14.77	4,813	0
Commercial	302	779.26	253,939	21
Institutional	94	580.19	189,068	15
Total	12,198	7,774.12	2,533,370	206
**8.75% Estimated System Loss		745.49	242,935	20
		8,519.61	2,776,305	226

*Calculation based on UDWR formula: GPCD = Total Water Deliveries/365/Total Population (rounded to nearest whole number)

**System losses estimated from comparison of total 2020 supply (Tables 2.3 and 2.4) and total metered use calculated above (7,774.12 ac-ft)

Table 3.5: Breakdown of Per Capita Water Use Including Secondary Use

Type	Connections	Use (ac-ft)	Use (kgal)	*GPCD
Total Culinary	12,198	8,519.61	2,776,305	226
*Secondary	3	1,055.48	343,952	28
Total	12,201	9,575.09	3,120,257	254

* Secondary connections include golf course and cemetery irrigation.

3.4 Projected Water Demand

Washington City's projected water demands were calculated using the 2020 GPCD and population numbers published by the Governor's Office of Management and Budget. The projected water demands have been summarized in Table 3.6. It should be noted that the City has historically exceeded the population projections as presented in Section 3.1 of this report; therefore, the actual demands will likely be higher than what is presented below.

Table 3.6: Project Annual Water Demand

Year	Projected Population	GPCD	Projected Demand (ac-ft)
2030	38,110	254	10,842
2040	50,496	254	14,366
2050	64,192	254	18,262
2060	79,020	254	22,481

3.5 Secondary Water Use

Washington City operates a small low-pressure or flood irrigation secondary irrigation system that serves older portions of the community (i.e., downtown area). This system flows from several different sources which are conveyed to the end user via a network of ditches, pipes, gates, valves, etc. The sub-systems that make up the secondary irrigation system are distinguished as irrigation districts.

The City currently has 396 shareholders for the secondary water and 3 metered connections. Of the 3 metered connections, 1 is a Commercial user and 2 are Institutional users. The total metered use for these connections was 1,055.48 acre-feet in 2020 while the total source supply in 2020 was 2,515.88. The difference indicates a significant amount of water that is currently unaccounted for and highlights the deficiencies of the current system. Implementation of a city-wide pressurized irrigation system will allow for utilization of water that is currently unaccounted for. Additionally, most of the city utilizes culinary water for irrigation. The new pressurized irrigation system would reduce the culinary water demands and free up culinary water to be used for future growth.

Starting in 2005, new developments have been required to install irrigation distribution lines and metering infrastructure in anticipation of developing a pressurized irrigation system. Currently, this infrastructure is “dry” and not in use.

3.6 Comparison of Water Supply to Projected Demands

Washington City currently owns water rights totaling approximately 4,021.9119 acre-feet for culinary and secondary sources as indicated in Table 2.1. Some of the water rights listed in Table 2.1 are irrigation rights and only quantified by a diversion rate rather than a total volume. How each source was utilized in 2020 is summarized in Table 2.2, which indicates a culinary use of 3,051.94 acre-feet and a secondary use of 2,031.25 acre-feet. An additional 5,468 acre-feet of culinary water and 484.63 acre-feet of secondary water was purchased in 2020 as indicated in Tables 2.3 and 2.4. These numbers prove an adequate supply at this time; however, based on the projected demands presented in Table 3.6, new sources will be required as the population continues to grow. The City is planning on additional purchases from the Washington County Water Conservancy District to account for projected demands into the future, including future Washington Fields and Warner Valley connections. The City is also expected to add additional groundwater sources to help meet projected demands.

In addition to new sources being brought online, the City is working on developing a pressurized irrigation system, as described above in Section 3.5. Once in operation, additional culinary water will be made available for use.

SECTION 4: WATER PROBLEMS, CONSERVATION MEASURES AND GOALS

4.1 Identified Problems

Washington City has carefully managed new growth, through both ordinance and staff review, to include water conservation principles. In conjunction with these efforts, old water infrastructure has been upgraded to a technologically current system that effectively manages water delivery. The City has also cultivated regional partnerships to more effectively develop City resources. These conservation strategies have succeeded in achieving significant reduction in water usage. However, the City needs to achieve additional future reductions to continue to demonstrate not only regulatory compliance, but good stewardship of City resources. In the process of updating the Water Conservation Plan, three key areas were identified to achieve additional reductions in the next five years:

1. Maintaining support for and extending current conservation measures.
2. Continued development of a new pressurized secondary irrigation system.
3. Improving the City's utility operations to reduce real water loss.

4.2 Water Conservation Goals

The following goals have been identified by Washington City:

1. Washington City has already achieved a 16.7% reduction in total per capita usage, based on the 2015 baseline demand of 305 gpcd for the region as presented in the Regional Water Conservation Goals Report. This surpasses the 2030 reduction goal for the region which required a 14% decrease to 262 gpcd. Future projections indicate the City will need to achieve a 22% decrease to 237 gpcd by 2065 to meet the regional water conservation goals. Since the City has already achieved a 16.7% reduction in gpcd from the 2015 baseline demands, and this reduction has already eclipsed the regional water conservation goals for the next decade, **the City will look to the long-term reduction target of a 22% decrease in gpcd by 2065 as the measurable goal for this plan.**
2. Continue to support current conservation measures. Primary focuses will be:
 - Improving data collection strategies,
 - Increasing the frequency of effectiveness reviews of best management practices for existing and new conservation measures, and
 - Improving public outreach to improve customer awareness and access to conservation measures

3. Improvement to current data collection strategies will include transitioning to advanced metering infrastructure (AMI). This will increase the frequency of data collection as data is automatically sent to the Water Department at set intervals. AMI will also allow the consumer to continuously track usage. The transition to AMI has been approved and will be fully implemented within the next year. The City tests meters randomly to determine if there is an issue with inaccuracies. If inaccuracies are encountered, replacement is based on the age of the meters within that sample group.
4. Assess the desirability, costs, and effectiveness of replacing the old secondary system with a new pressurized irrigation system. A pressurized irrigation system will free up culinary water that is currently being utilized for landscape irrigation. Additionally, the pressurized irrigation system would replace the current downtown secondary system, thus, reducing significant amounts of water that is currently unaccounted for. The secondary irrigation system is a very high priority for the City and once the Master Plan has been adopted, implementation of the system will begin.
5. Expand the City's real water loss reduction strategies. The City will perform a system-wide audit to determine areas for improvement once AMI is implemented.

SECTION 5: CONSERVATION MEASURES

5.1 Water Conservation Plan

Washington City's conservation measures are designed to meet regulatory requirements, demonstrate stewardship, decrease operating costs, avoid capital costs, and extend available water supplies. Utility operations practices are intended to address an efficiently designed operating system and increase water supply. Education and incentive categories are intended to encourage the use of water saving devices and wise water use. The mandates category is intended to ensure that water conservation policies are active and enforceable. Each category has one or more measure components. Current and planned conservation measures from the Washington County Water Conservancy District have been included herein.

5.2 Utility Operations Measures

The current utility operations conservation measures provide broad customer targeting and water use reduction strategies through operations and infrastructure upgrades. The measures are summarized in Table 5.1.

Table 5.1: Utility Operations Measures

Conservation Management Measure	Customer Target			Water Use	
	RSF	RMF	CII	Indoor	Outdoor
Conservation Pricing					
Continue drought management pricing structure	x	x	x	x	x
Assess needed changes and updates to regular and drought stages utility pricing	x	x	x	x	x
Universal Metering					
Continue installing meters on all connections	x	x	x		x
Continue maintenance and replacement program for existing meters	x	x	x		x
Upgrade secondary water metering	x	x	x		x
Comprehensive Water Conservation Plan					
Update the water management and conservation plan and submit to the Utah Division of Water Resources	x	x	x	x	x
Assess and update the water management and conservation plan measures annually	x	x	x	x	x

RSF-Residential Single Family; RMF-Residential Multi-Family, CII-Commercial, Industrial, Institutional

5.3 Education Measures

Current education measures are targeted primarily to educating single family residential customers about wise outdoor water use. These measures are summarized in Table 5.2.

Table 5.2: Education Measures

Conservation Management Measure	*Customer Target			Water Use	
	RSF	RMF	CII	Indoor	Outdoor
Billing Report Education Tool					
Provide customers with data designed to increase awareness of use patterns and promote conservations	x				
**Single Family Water Surveys					
Provide customized report to the homeowner regarding how to save water in their home	x			x	x
**Public Information Program					
Public education used to raise awareness of other conservation measures available to customers	x	x		x	x
Update City website	x	x		x	x
**Irrigation Water Surveys					
Provide free landscape water surveys upon request	x	x	x		x
**Xeriscape Demonstration Gardens					
Demonstration garden displaying living examples of low-water usage gardens and landscaping. The City has one and the WCWCD currently has two demonstration gardens: Boilers Park, Red Hills Desert Garden and The Garden at Tonaquint Park.	x				x
**Train Landscape Maintenance Workers					
Training for managers and workers in landscape maintenance methods that will save irrigation water					x
**Efficient Outdoor Use Education Program					
Educational workshops for homeowners in efficient landscaping and irrigation principles	x				x

*RSF-Residential Single Family; RMF-Residential Multi-Family, CII-Commercial, Industrial, Institutional

**Measure provided by coordination with the Washington County Water Conservancy District



The recently constructed Boilers Park located adjacent to Interstate 15 just off Buena Vista Boulevard

5.4 Incentive Measures

Current incentive measures are primarily targeted toward single-family residential outdoor water saving devices. These measures are summarized in Table 5.3.

Table 5.3: Incentive Measures

Conservation Management Measure	*Customer Target			Water Use	
	RSF	RMF	CII	Indoor	Outdoor
**Smart Irrigation Controller Rebates					
Provides a 50% cost share for the purchase of a SMART irrigation controller. Requires customer to have a “water check” and education.	x	x	x		x
**High Efficiency Toilet (HET) Rebates					
Provide a \$75 rebate or voucher for the installation of a high efficiency toilet (HET). HETs are defined as any toilet that flushes 20% less than an ultra-low flow toilet (ULFT) and include dual flush technology. Rebate amounts reflect incremental purchase cost. This program will be eliminated as 1.28 gpf toilets are mandated by state or federal law. This program must be WaterSense labeled.	x	x	x	x	
**Replace Spray Nozzles					
Rebate for upgrading to a rotating nozzle for single family properties	x				x

*RSF-Residential Single Family; RMF-Residential Multi-Family, CII-Commercial, Industrial, Institutional

**Measure provided by coordination with the Washington County Water Conservancy District

5.5 Mandated Measures

Current mandated measures have broad customer and water use targets. These measures are summarized in Table 5.4.

Table 5.4: Mandated Measures

Conservation Management Measure	*Customer Target			Water Use	
	RSF	RMF	CII	Indoor	Outdoor
Incentive Water Conservation Pricing					
Continue implementing water pricing policies that promote water conservation.	x	x	x		x
Water Conservation Ordinances					
Continue implementing an incentive water rate structure.	x	x	x		x
Continue implementing a time-of-day water ordinance.	x	x	x		x
Assess adopting an ordinance requiring water-efficient landscaping in new development.	x	x	x		x

*RSF-Residential Single Family; RMF-Residential Multi-Family, CII-Commercial, Industrial, Institutional

5.6 Evaluation of Previous Conservation Management Measures

Based on the per capita usage of 254 gpcd calculated in Section 3.3, the current water conservation measures have been successful in achieving significant reductions from what was reported in the 2015 Water Conservation Plan Update which listed a per capita usage of 281 gpcd. The current per capita usage of 254 gpcd is a reduction of 16.7% from 2015 baseline usage of 305 gpcd per the Regional Water Conservation Goals Report. The 16.7% reduction exceeds the 14% required reduction by 2030. Implementations of significant improvements in water use data collection has contributed to accurate water usage reporting. Continued implementation of the measures presented in the previous sections in addition to development of a pressurized irrigation system is expected to result in additional reductions, which will be necessary to meet future water conservation goals.

5.7 Planned Conservation Measures

Additional conservation measures are being considered to meet future water conservation goals. Table 5.5 provides a summary of possible measures that may be implemented by Washington City and the Washington County Water Conservancy District.

Table 5.5: Planned Conservation Measures

Conservation Management Measure	*Customer Target			Water Use	
	RSF	RMF	CII	Indoor	Outdoor
Movement to AMI System on Water Meters					
Moving to advanced metering infrastructure (AMI) will allow for more frequent collection and tracking of water use data in addition to allowing the consumer to continually track usage.	x	x	x	x	x
**Locascapes Rewards					
Provides rewards for landscaping projects that meet program requirements of providing a landscape appropriate for the local area.	x	x	x		x
**Excess Water-Use Surcharge					
Implementation of rate increases for the highest water users.	x	x	x	x	x
**Hot Water Recirculation System					
Incentives for the installation of a recirculating hot water system which help to reduce wasted water while waiting for the desired temperature to be reached.	x	x	x	x	

*RSF-Residential Single Family; RMF-Residential Multi-Family, CII-Commercial, Industrial, Institutional

**Measure provided by coordination with the Washington County Water Conservancy District

SECTION 6: CURRENT PRICING STRUCTURE

6.1 Current Rates

Washington City pricing is based on a monthly base rate based on meter size plus an additional rate per 1,000 gallons based on usage tiers. The monthly base rates for each meter size are presented in Table 6.1. Tables 6.2 through 6.8 present the rates for each usage tier based on the different meter sizes.

Table 6.1: Existing Base Rate Structure

Meter Size	Monthly Base Rate
5/8" & 3/4"	\$18.17
1"	\$33.00
1 1/2"	\$73.00
2"	\$130.00
3"	\$291.00
4"	\$517.00
6"	\$1,163.00

Table 6.2: Existing Overage Rate Structure for 5/8" and 3/4" Meters

Tier	Threshold (Gallons)	*Rate/1000 gal
1	0 - 5,000	\$1.50
2	5,001 - 10,000	\$1.62
3	10,001 - 15,000	\$1.74
4	15,001 - 20,000	\$1.86
5	20,001 - 25,000	\$1.98
6	25,001 - 30,000	\$2.10
7	30,001 - 35,000	\$2.27
8	35,001 - 40,000	\$2.44
9	40,001 - Unlimited	\$2.61

*WCWCD has a planned increase of \$0.10 per year until 2026

Table 6.3: Existing Overage Rate Structure for 1" Meters

Tier	Threshold (Gallons)	*Rate/1000 gal
1	0 - 9,000	\$1.50
2	9,001 - 18,000	\$1.62
3	18,001 - 27,000	\$1.74
4	27,001 - 36,000	\$1.86
5	36,001 - 45,000	\$1.98
6	45,001 - 54,000	\$2.10
7	54,001 - 63,000	\$2.27
8	63,001 - 72,000	\$2.44
9	72,001 - Unlimited	\$2.61

*WCWCD has a planned increase of \$0.10 per year until 2026

Table 6.4: Existing Overage Rate Structure for 1-1/2" Meters

Tier	Threshold (Gallons)	*Rate/1000 gal
1	0 - 20,000	\$1.50
2	20,001 - 40,000	\$1.62
3	40,001 - 60,000	\$1.74
4	60,001 - 80,000	\$1.86
5	80,001 - 100,000	\$1.98
6	100,001 - 120,000	\$2.10
7	120,001 - 140,000	\$2.27
8	140,001 - 160,000	\$2.44
9	160,001 - Unlimited	\$2.61

*WCWCD has a planned increase of \$0.10 per year until 2026

Table 6.5: Existing Overage Rate Structure for 2" Meters

Tier	Threshold (Gallons)	*Rate/1000 gal
1	0 - 36,000	\$1.50
2	36,001 - 71,000	\$1.62
3	71,001 - 107,000	\$1.74
4	107,001 - 142,000	\$1.86
5	142,001 - 178,000	\$1.98
6	178,001 - 213,000	\$2.10
7	213,001 - 249,000	\$2.27
8	249,001 - 284,000	\$2.44
9	284,001 - Unlimited	\$2.61

*WCWCD has a planned increase of \$0.10 per year until 2026

Table 6.6: Existing Overage Rate Structure for 3" Meters

Tier	Threshold (Gallons)	*Rate/1000 gal
1	0 - 80,000	\$1.50
2	80,001 - 160,000	\$1.62
3	160,001 - 240,000	\$1.74
4	240,001 - 320,000	\$1.86
5	320,001 - 400,000	\$1.98
6	400,001 - 480,000	\$2.10
7	480,001 - 560,000	\$2.27
8	560,001 - 640,000	\$2.44
9	640,001 - Unlimited	\$2.61

*WCWCD has a planned increase of \$0.10 per year until 2026

Table 6.7: Existing Overage Rate Structure for 4" Meters

Tier	Threshold (Gallons)	*Rate/1000 gal
1	0 - 142,000	\$1.50
2	142,001 - 284,000	\$1.62
3	284,001 - 426,000	\$1.74
4	426,001 - 568,000	\$1.86
5	568,001 - 710,000	\$1.98
6	710,001 - 852,000	\$2.10
7	852,001 - 994,000	\$2.27
8	994,001 - 1,136,000	\$2.44
9	1,136,001 - Unlimited	\$2.61

*WCWCD has a planned increase of \$0.10 per year until 2026

Table 6.8: Existing Overage Rate Structure for 6" Meters

Tier	Threshold (Gallons)	*Rate/1000 gal
1	0 - 320,000	\$1.50
2	320,001 - 640,000	\$1.62
3	640,001 - 960,000	\$1.74
4	960,001 - 1,280,000	\$1.86
5	1,280,001 - 1,600,000	\$1.98
6	1,600,001 - 1,920,000	\$2.10
7	1,920,001 - 2,240,000	\$2.27
8	2,240,001 - 2,560,000	\$2.44
9	2,560,001 - Unlimited	\$2.61

*WCWCD has a planned increase of \$0.10 per year until 2026

6.2 Drought Management Rates

In 2009, Washington City adopted a drought management ordinance to promote conservation during times of water shortages. Stage 1 is normal usage and normal culinary water rates apply. In stage 2, rates increase 10 percent for a reduction goal of 5%-10% of peak use. The stage 3 reduction goal is 10-25% and rates increase 25%. Stage 4 is a 50% rate increase for a reduction goal of 25%-60%. Figure 6.1 illustrates the increases for each drought stage and Table 6.9 summarizes the rate increases and goals for each drought stage.

Figure 6.1: Drought Management Stage Rate Increases

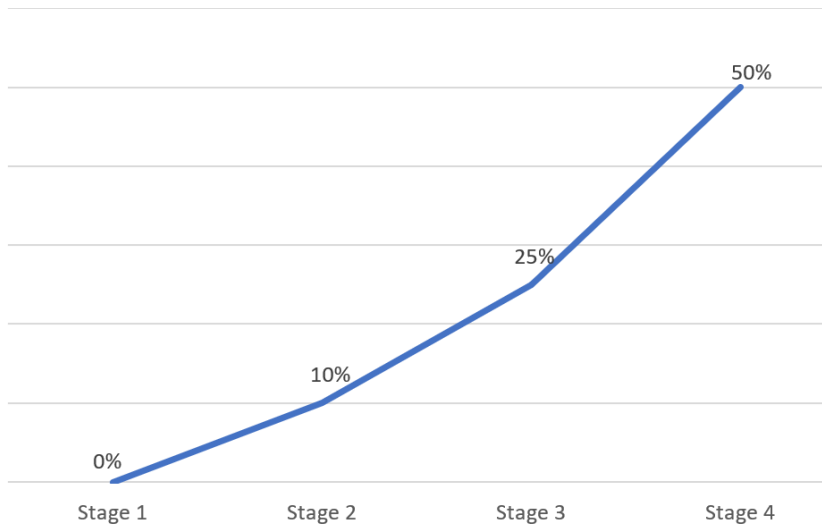


Table 6.9: Drought Management Plan Staging

Drought Stage	Rate Increase	Reduction Goal
1	-	Normal usage
2	10%	Reduction is 5-10% of peak use
3	25%	Reduction is 10-25% of peak use
4	50%	Reduction is 25-60% of peak use

6.3 Anticipated Rate Changes

The Washington County Water Conservancy District has planned a yearly increase to wholesale water rates of \$0.10 per 1,000 gallons which are ongoing and expected to finish in the year 2026. Currently those increase go into effect at the beginning of each July. Other than the \$0.10 annual increase, no additional rate changes are anticipated at this time; however, Washington City conducts yearly reviews to assess the necessity of annual adjustments.

SECTION 7: IMPLEMENTING AND UPDATING THE WATER CONSERVATION PLAN

7.1 Implementation of the Water Conservation Plan

The Washington City Water Superintendent will be responsible for implementation of the Water Conservation Plan. Responsibilities will include projecting and incorporating anticipated program costs into the Water Department's budget.

7.2 Monitoring and Evaluation

Data for monitoring and evaluating the Water Conservation Plan will be gathered monthly by the water billing department and reviewed by the Water Superintendent. This data and other program data will be evaluated for overall per capita usage reduction targets at semi-annual meetings by the Water Superintendent and Public Works Director.

7.3 Updating the Water Conservation Plan

Prior to the second semi-annual meeting of the Water Superintendent and Public Works Director, the Water Conservation Plan monitoring data will be incorporated into a memorandum of findings. This and prior memorandums will be reviewed at the meeting and appropriate updates to the Conservation Plan will be authorized.

7.4 Public Involvement

A public hearing will be held to solicit public involvement in the Water Conservation Plan prior to its adoption by the Washington City Council.

APPENDIX A: RESOLUTION ADOPTING THE WATER MANAGEMENT AND CONSERVATION PLAN



Washington City Council
Regular Meeting Agenda
January 26, 2022

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Electronic Regular Meeting on **Wednesday, January 26, 2022 at 4:00 P.M.** hosted at the Washington City Office located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

Invocation

Pledge of Allegiance

1. APPROVAL OF AGENDA

2. ANNOUNCEMENTS

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. CONSENT AGENDA

a. APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meeting of 01/12/22, 01/18/22 and 01/19/22.

b. FINAL PLAT

i. Continuation of consideration to approve a Final Plat for Finley Farms Phase 1B located at Medallion Drive and Mayfield Woods Lane. Applicant: MST-150

ii. Consideration to approve a Final Plat for The View Phase 6 at Coral Canyon Address: Black Canyon Avenue and Highland Parkway Applicant: Cole West Home

5. SWEARING IN CEREMONY

a. Introduction and Swearing in of recently promoted Washington City Fire Captains. Fire Chief Matt Evans

6. PLANNING COMMISSION APPOINTMENT

a. Consideration to confirm the appointment of members to the Planning Commission. Mayor Kress Staheli

- b. Consideration to confirm and appoint the 2022 Planning Commission Chair. Mayor Kress Staheli

7. RESOLUTION

- a. Consideration to approve a Resolution of Washington City Council regarding Rights and Liberty. Council Member Kimberly Casperson

8. COUNCIL ASSIGNMENTS

- a. Consideration to approve Council Assignments for newly appointed Council Member Ben Martinsen. Mayor Kress Staheli

9. CITY BUSINESS

- a. Consideration to approve the change of Washington City Buildings Office Hours. City Manager Jeremy Redd

10. AWARD OF BIDS

- a. Consideration to award a bid for Washington City Long Valley Sewer Outfall Materials. Assistant Public Works Director Lester Dalton
- b. Consideration to award a bid for Buena Vista Blvd, Green Springs Dr to Cactus Lane project. Assistant Public Works Director Andy Stevens

11. PUBLIC HEARINGS

*****Public comments will be accepted at: washingtoncity.org/meetings, until 5:00 pm the day before the meeting. After that time only in person comments will be taken.*****

- a. Public hearing and consideration to approve a Resolution for the Washington City Water Management and Conservation Plan. Assistant Public Works Director Lester Dalton
- b. Public hearing and consideration to approve an ordinance for Zone Change request Z-21-27 for a Planned Unit Development Design/Use located approximately 14 North 300 East. Applicant: Keith Grundmann

12. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

13. CITY MANAGER REPORT

14. CLOSED SESSION

- a. Purchase, exchange, or lease of property;
- b. Pending or potential litigation;
- c. Character or professional competence of an individual.

15. ADJOURNMENT

POSTED this 20th day of January, 2022

Tara Pentz, City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.



Washington City Council
Regular Meeting Minutes
January 26, 2022

Present: Mayor Kress Staheli, Council Members Kimberly Casperson, Craig Coats, Bret Henderson, Kurt Ivie, Ben Martinsen, City Manager Jeremy Redd, City Recorder Tara Pentz, City Attorney Thad Seegmiller, Deputy Recorder Lexi Ruesch, Community Development Director Drew Ellerman, City Planner Eldon Gibb, IS Director Steven Whittikiend, Finance Director Brian Brown, Public Works Director Mike Shaw, Assistant Public Works Director Lester Dalton, Police Chief Jason Williams, Fire Chief Matt Evans, Leisure Services Director Barry Blake, Power Director Rick Hansen, Media & Systems Administrator David Woodcock, Audience: Thomas Lee, Ginger Lee, David Johnson, Gracie Francis, Kamri Staheli, Kenzie Brooks, Brooklyn Bergeson, Jadi Christiansen, Taysia Warmesley, Kim Brown, Dick and Laurie Saunders, Mori Kessler, Kody Mitchell, David K Blair, Heidi Blair, Todd Smith, Leo Tobler, Philip Hartley, Paul and Terri Tobler, Lance Paxman, Don Paxman, Keith Burnham, John Olsen, Brian Morgan, KayLynn Peterson, Neal Cazer, Dennis Iverson, Marisa Thayne

Meeting commenced at 4:00 P.M.

Invocation: Rev Jim Kestin, Solomon's Porch Foursquare Fellowship
Pledge of Allegiance: Airman Ginger Lee and Master Sergeant Thomas Lee

1. APPROVAL OF AGENDA

Council Member Henderson made a motion to approve the agenda. Council Member Martinsen seconded the motion; which passed unanimously.

2. ANNOUNCEMENTS

Mayor Kress Staheli reviewed the following announcements:

- Please recognize Crimson Cliffs High School Cheer Team as 4A Co-Ed Show State Champions
- Jan 27 UAMPS Governing Board Workshop (4:00pm)
- Feb 1 Washington City Power Board Meeting (5:00pm)
- Feb 2 Council Workshop (4 to 5:30pm)
- Feb 2 Planning Commission (6:00pm)
- Feb 5 Washington City Half Marathon, Double Dare, 5k and Kids Run
- Feb 6 - 8 Council Trip to State Legislature
- Feb 8 Washington County Transportation Expo
- Feb 9 Washington City Council Regular Meeting (4:00pm)

Council Member Ivie shared that citizens can follow the Legislative session online.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Council Member Coats declared a conflict with item 11a.

4. CONSENT AGENDA

a. **APPROVAL OF MINUTES:** Consideration to approve the minutes from the City Council Meeting of 01/12/22, 01/18/22 and 01/19/22.

b. **FINAL PLAT**

i. **Continuation of consideration to approve a Final Plat for Finley Farms Phase 1B located at Medallion Drive and Mayfield Woods Lane. Applicant: MST-150**

This item was tabled during the January 12, 2022 City Council Meeting to give the applicant time to meet with the Hillside Committee regarding phase-6 of the Finley Farms subdivision. On January 20, 2022 the Hillside Committee met and reviewed phase 6. The applicant is planning to take the Hillside Committee recommendations into account for the submission of that specific phase. The applicant is asking for approval of Finley Farms phase-1B subdivision at this time.

The applicant is requesting approval of a final plat for the Finley Farms, Phase-1B subdivision, located at Medallion Drive and Mayfield Woods Land. This particular subdivision is proposing 39 lots on an area covering 15.54 acres. The specific location of this subdivision is zoned Single Family-Residential 10,000 square foot minimum (R-1-10) and Single Family-Residential 8,000 square foot minimum (R-1-8).

Staff has reviewed the requested proposal and the proposed final plat conforms to the approved preliminary plat which was approved back on March 24, 2021.

Staff recommends that the City Council approve the Final plat for the Finley Farms, Phase-1B subdivision based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.

3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "HomeOwners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or HomeOwners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
6. The connecting road (Medallion Drive) from Phase-1A (Blue Fields Lane) to Phase-1B (Sidbury Rd), should accommodate two lanes of travel.

**ii. Consideration to approve a Final Plat for The View Phase 6 at
Coral Canyon Address: Black Canyon Avenue and Highland
Parkway Applicant: Cole West Home**

The applicant is requesting approval of a final plat for the Views at Coral Canyon Phase-6 subdivision, located at approximately Black Canyon Avenue and Highland Parkway. This particular subdivision is proposing 38 units on an area covering 19.35 acres. The specific location of this subdivision is zoned Planned Community Development.

Staff has reviewed the requested proposal and the proposed final plat conforms to the approved preliminary plat which was approved back on August 11, 2021.

Staff recommends that the City Council approve the Final plat for the Views at Coral Canyon Phase-6 subdivision, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners

and/or Home Owners Association”.

5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Council Member Ivie made a motion to approve the consent agenda. Council Member Coats seconded the motion; which passed unanimously.

5. SWEARING IN CEREMONY

a. Introduction and Swearing in of recently promoted Washington City Fire Captains. Fire Chief Matt Evans

Fire Chief Matt Evans introduced Brandon Moore, Tom Webster, Josh Proctor. He then performed the Oath of Office.

6. PLANNING COMMISSION APPOINTMENT

a. Consideration to confirm the appointment of members to the Planning Commission. Mayor Kress Staheli

Mayor Kress Staheli recommended the following members to serve on the Planning Commission; Latai Toupo to be reappointed to serve an additional 3 year term and Kody Mitchell to fill the remainder of Brian Musso’s term ending 01/31/2024 and to serve as the alternate in voting.

Council Member Coats made a motion to approve the appointment of Latai Tupou to be reappointed to serve an additional 3 year term and Kody Mitchell to fill the remainder of Brian Musso’s term ending 01/31/2024 and to serve as the alternate in voting, as recommended by Mayor Kress Staheli. Council Member Henderson seconded the motion; which passed unanimously.

b. Consideration to confirm and appoint the 2022 Planning Commission Chair. Mayor Kress Staheli

Mayor Kress Staheli recommended Jason Hansen to continue to serve as the 2022 Planning Commission Chair.

Council Member Coats made a motion to approve the recommendation of Jason Hansen to continue serving as the 2022 Planning Commission Chair as recommended by Mayor Kress Staheli. Council Member Casperson seconded the motion; which passed unanimously.

7. RESOLUTION

a. Consideration to approve a Resolution of Washington City Council regarding Rights and Liberty.

Council Member Casperson reviewed the Resolution regarding Rights and Liberty.

Council Member Coats made a motion to approve a Resolution R2022-05 regarding Rights and Liberty. Council Member Henderson seconded the motion; which passed with the following roll call vote:

Council Member Casperson	Aye
Council Member Coats	Aye
Council Member Henderson	Aye
Council Member Ivie	Aye
Council Member Martinsen	Aye

8. COUNCIL ASSIGNMENTS

a. Consideration to approve Council Assignments for newly appointed Council Member Ben Martinsen. Mayor Kress Staheli

Mayor Kress Staheli reviewed the Council Assignments for newly appointed Ben Martinsen.

Council Member Ivie made a motion to approve the Council Assignments for City Council Member Ben Martinesen, as recommended by Mayor Kress Staheli. Council Member Coats seconded the motion; which passed unanimously.

9. CITY BUSINESS

a. Consideration to approve the change of Washington City Buildings Office Hours. City Manager Jeremy Redd

City Manager Jeremy Redd reviewed:

The City continues to add technology allowing residents to interact with the City digitally, such as online bill pay, email communications, and social media. With these changes, we have seen a decrease in the number of residents visiting the City Office in person even with the increase in population growth in our community.

The residents who do come in person to the office often work during the day and adding time before and after their normal work hours will add convenience for them. These citizens include those who are coming before or after work to pay court fines and utility bills in person and builders and developers who would like to drop off and pick up plans and applications before and after current office hours.

Friday afternoons are now typically a very slow time for residents to interact with the City, so closing early on Friday should have a limited impact on service. Employees proposed the change and are excited about the possibility. This will lead to increased employee work satisfaction and an increase in recruitment and retention of front-office employees.

This change will apply to the City Office only. Other department work schedules are set to match resident and City needs. Emergency on-call and after-hours response will remain and will not be affected by this potential change. Residents can still receive emergency help 24/7 from City departments.

Council Member Ivie made a motion to approve the change of Washington City Buildings Office Hours taking effect February 14, 2022 Council Member Casperson seconded the motion; which passed unanimously.

10. AWARD OF BIDS

a. Consideration to award a bid for Washington City Long Valley Sewer Outfall Materials. Assistant Public Works Director Lester Dalton

Assistant Public Works Director Lester Dalton reviewed:
Staff is requesting approval of Bids to multiple suppliers for the materials associated with the sewer outfall project for the Long Valley area.

Public notice was made for the project and sealed bids were received for the materials for this project on January 18, 2022. The reason for this method is to prevent delay of the project due to the supply chain issues we currently face. Although the project is currently still being designed, the material delays we have seen on other projects will delay construction significantly if they are not purchased now to assure delivery when needed.

A major component to this bid was the available delivery of the materials. Timing as well as pricing played heavily into staff recommendations for award of individual line items of the bid.

A tabulation of the 5 bids received is attached with related comments and delivery dates

Recommendations as follows:

Award of bid items 1, 2, 3, 4, and 5 to Ferguson Waterworks in the amount of \$396,352.48 Award of bid items 8 and 9 to Armorock Polymer Concrete in the amount of \$96,840.00

Council Member Coats made a motion to award bids for items 1, 2, 3, 4, and 5 for Washington City Long Valley Sewer Outfall Materials to Ferguson Waterworks in the amount of \$396,352.48 and items 8 and 9 to Armorock Polymer Concrete in the amount of \$96,840.00. Council Member Ivie seconded the motion; which passed unanimously.

b. Consideration to award a bid for Buena Vista Blvd, Green Springs Dr to Cactus Lane project. Assistant Public Works Director Andy Stevens

Public Works Director Mike Shaw reviewed:

On January 18 Bids were opened publicly and read aloud, We received 3 bids for the project from Whitaker Construction, Sunroc Corporation and Royal T Enterprises. Whitaker Construction was low bid at \$1,181,395.30.

Project consists of reconstruction and widening of Buena Vista from Greenspring Dr. to Cactus Lane. Project including, widening, curb and gutter, sidewalk, adding bicycle lanes, waterline replacement, and storm drainage.

Approval of the low bid to Whitaker Construction for the amount of \$1,181,395.30

The Mayor and Council discussed the location of the project and the time frame.

Council Member Coats made a motion to award a bid for Buena Vista Blvd, Green Springs Dr to Cactus Lane project to Whitaker Construction in the amount of \$1,181,395.30. Council Member Henderson seconded the motion; which passed unanimously.

11. PUBLIC HEARINGS

a. Public hearing and consideration to approve a Resolution for the Washington City Water Management and Conservation Plan. Assistant Public Works Director Lester Dalton

Assistant Public Works Director Lester Dalton reviewed:
State water rules require us to adopt an updated water conservation plan every 5 years with our proposed conservation goals.

Staff is requesting approval of the 2021 Water Conservation Plan. The plan includes conservation goals and describes current as well as future planned conservation practices.

Background information is presented as well as system losses. The intent of this document is to memorialize achieved conservation and establish future conservation goals.

We have achieved a 16.7% reduction in water usage since 2015 which surpasses the 2030 reduction goal for the region of 14%. Our efforts will be to reach a total of 22% reduction by 2065.

Our stepped rate structure has proven to be an effective tool to promote conservation. Replacement of the older portions of the water system in the last decade have also significantly reduced system losses from leaks.

Recent approval of the AMI metering system will prove to be very effective toward reaching this goal. Current discussions related to drought management.

Council Member Martinsen asked questions regarding the projected population.

Council Member Coats clarified that the projected population does not necessarily correlate to that many full time residents.

The Council discussed system losses. These include line flushing, system leaks, and other water loss. Our system currently has very low system losses.

Council Member Martinsen asked whether we have to stop at 22% reduction or whether we can continue forward with further reduction.

Assistant Public Works Director Dalton confirmed that we have to reach 22%, but there is no cap to how much reduction we can achieve. He also clarified that there have been no significant changes to this plan since the last plan was passed.

Council Member Ivie asked about the pressurized irrigation system mentioned in the plan. He asked whether the City has considered collecting the unaccounted water to use for a pressurized irrigation system.

Assistant Public Works Director Dalton stated that it is really very difficult to account for the irrigation water. He also clarified that there has been no direction given to start the process of pressurizing the irrigation system.

Council Member Henderson asked for clarification regarding the process of replacing the flood irrigation system with a pressurized system.

Assistant Public Works Director Dalton stated that they would want to have it be a fully public process with public assessment and suggestions. There will be a significant cost associated with this project. The City will wait until the benefits of this system outweigh the high price. We need to work together as a community to come up with creative solutions to our water conservation issues.

City Manager Jeremy Redd mentioned that there are other cheaper alternatives to pressurizing the irrigation system that would likely be considered first.

Council Member Henderson expressed concern over the wording that prioritizes the pressurized irrigation system.

Assistant Public Works Director Dalton clarified that implementation would be a long drawn out process. There are phasing and timing components that would not allow this to dramatically impact the citizens.

Mayor Kress Staheli opened the public hearing.

John Olsen stated that this City is unique in that the citizens help to solve the community's issues. The springs in our area are filled with pure water. The regulations on these springs are very strict. He also questioned why the water

was being used for public parks and golf courses during the summer months.

Dennis Iverson stated that he was in the legislature when this statute was passed. St George has a map available that shows where their secondary water is coming from and where it is going. Much of their secondary water comes from the Canal Company. The City requires secondary water systems in new developments, but they don't have pressurized water to fully utilize these systems. The City has done a good job of developing these systems, but a poor job of gaining extra water rights to utilize these secondary water systems that are already in place. He encouraged the City to look into gaining additional water rights.

David Blair stated that he lives in a subdivision that has a secondary water system that is currently not being used. There are also wells available in his area. He wanted to know if it is possible to use the well water after it has sat in the ponds for a period of time.

Leo Tobler Stated that he appreciates that the City is gaining citizen input before starting the process of pressurizing the system.

Philip Hartley stated that he is concerned about the water in the Tanner ditch. He is also appreciative of the opportunity to share his opinions on this topic.

Mayor Kress Staheli closed the public hearing.

Assistant Public Works Director Dalton discussed the water available out in the Stucki Farm ponds. They don't have any testing to back up the processes that are going on in those ponds. The water is brackish, but there is a long standing offer for the City to purchase water from those ponds. Testing has shown that a 50/50 blend with pure water tends to make this semi brackish water usable. He also clarified that the City does not currently have water shares in the Canal Company. Washington City currently has priority rights to the Tanner ditch. St George does have secondary priority to the water in this ditch. Watering in public parks in the Summer months would have been culinary water, and done in moderation.

Council Member Ivie made a motion to approve a Resolution for the Washington City Water Management and Conservation Plan. Council Member Henderson seconded the motion; which passed with the following roll call vote:

<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>
<i>Council Member Henderson</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>
<i>Council Member Martinsen</i>	<i>Aye</i>

b. Public hearing and consideration to approve an ordinance for Zone Change request Z-21-27 for a Planned Unit Development Design/Use

located approximately 14 North 300 East. Applicant: Keith Grundmann

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of the design/use for their currently PUD-C zoned property which is approximately 0.38 acres in size. The property is located at the northeast corner of Telegraph Road and 300 East Street. The name of this particular project is Flavors Coffee and Smoothies. The property was granted the PUD-C zoning at an earlier date, with the applicant knowing they would have to come back to the city for the specific design and use approval. The applicant is now wishing to have this proposal reviewed.

The PUD-C requires an approved site design before the property can be used as a commercial development. This application is proposing to build two (2) small drive through buildings, both of which would have a small outdoor seating area for customers to use if preferred.

Staff has minor concerns with the proposed use and location of the project. Mostly due to the drive through heavy design of the project and its location to such a busy intersection. The applicant has designed the drive throughs to account for a large number of vehicles (25-26), which helps the concerns. Access into and out of the development will be very limited due to the small footprint of the parcel itself. The access off of Telegraph will be limited to a single car right in only approach. The entrance/exit off of and onto 300 east is the challenge. It has been pushed as far north on the property as it can be. There are seven (7) parking stalls within the project of which most of them will be used by the employees of the business. Staff is hoping that the drive aisle running parallel to Telegraph can be made a little wider to accommodate for cars backing up out of the 7 parking stalls.

The Planning Commission reviewed this request at their January 5, 2022 and unanimously recommended approval of Z-21-27, for the specific site design/use to the already zoned Planned Unit Development - Commercial (PUD-C) onto the City Council. If the Commission wishes to move this item forward with a recommendation for approval, please find the following findings and conditions:

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Conditions

1. The project shall conform to the standards of the PUD - Commercial Zone, and all the exhibits as shown and approved as part of this application.
2. A traffic study shall be submitted to the public works department for review and approval, prior to submitting construction drawings.
3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. Development of the site shall comply with the

recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

4. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any units.

5. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.

6. A Post Construction Maintenance Agreement must be recorded prior to any plat recordings.

7. All lighting will be directed inward to the project site. No spill-over into the residential developments surrounding the project.

8. Dumpster designs will be block walls with a screen gate(s). Earth tone colors will be used.

9. All signage will be in accordance with the Sign Regulations of the City.

10. A six-foot (6') high block wall shall be constructed along the entire east boundary of the project.

11. Telegraph Street entrance will be a right in only approach with no exit allowed. 300 East Street will be a right in and right out only entrance/exit.

12. Add no parking signs along 300 East from the intersection past the townhome project on the north boundary of this proposal.

13. Extra space in the drive lane along Telegraph Road.

Community Development Director Drew Ellerman noted he would prefer to see the parking stalls on an angle to help backing out and leaving the parking lot. Also, the landscaping requirement could be reduced in order to accommodate additional turn off area, as well as drive-thru spacing.

City Manager Jeremy Redd stated people who frequent coffee and drink shops tend to go through the drive-thru as opposed to parking and going inside.

Community Development Director Ellerman explained the owner understands this is a difficult parcel. The original request for zone change was changed from a C-2 request to PUD-C because Council was concerned about the drive-thru traffic for this type of business. They have been creative with their design, having two buildings to accommodate this particular concern.

Council Member Coats stated he would like to see a right turn lane off of 300 East. This is currently a one lane road, and the slowing traffic turning would be a safety issue. He is also concerned about the right turn only on Telegraph. We may want to see this be an emergency access only in order to accommodate stacking. Telegraph is our main corridor, and this business could negatively impact our traffic flow. We should also have a median on Telegraph in order to prohibit entry coming from the west.

Council Member Casperson asked how 300 East is going to be developed, and will it be four lanes.

City Engineer Paul Mogle stated 300 East going North is going to remain as it is. If you follow our access management plan, this parcel does not work. However, we are required to provide access to parcels, so an exception would need to be made. As far as Telegraph access is concerned, we would need to make sure it is safe. A right hand turn lane would be a good idea on 300 East, and it can be done.

City Manager Redd noted 25 spots for drive up is a significant number. He feels they have adequately addressed the stacking issues, but it is a concern. Stacking cannot happen on either of these roads.

City Engineer Mogle stated they are required to have two access points to the property, so we would have to address both Telegraph and 300 East.

Council Member Ivie stated when he first saw the plan, he felt they were using the property very well. It is ingenious to design two buildings in order to allow for the stacking. He feels they will need specific signage for the traffic, and if we feel in the future we need cones to address issues, that can be done.

City Engineer Mogle noted striping property will also help, which can be done during the construction drawings.

Mayor Staheli asked where the windows were located.

Community Development Director Ellerman reviewed the windows on the map.

Mayor Kress Staheli opened the public hearing.

Mayor Kress Staheli closed the public hearing.

David Johnson and Keith Grundmann addressed the Council's questions and concerns. They stated that they can service 2 cars a minute through this drive-thru. They believe this will be sufficient to keep up with the demand. They are willing to place whatever signage is needed.

Council Member Henderson commented he sees many drink shops in the area spilling out on the streets. However, this has allowed for over 20 vehicles. He would like to know if the applicant feels they have allowed for their needs.

Mr. Johnson stated he would love to have over 20 cars all the time, but it is unrealistic to assume they will have that many. He does feel they have allowed for plenty of stacking, and they would be willing to put up cones if a need arises.

Council Member Coats stated that he believes that they need a right hand turn lane off of 300 East. It is a creative plan, but he suggested trading some exterior landscaping for that right hand turn lane. He would rather lose a parking stall than the turn lane.

Council Member Henderson said this is a fantastic design and he does like the project. We have not had many places for kids to ride their bikes and hang out. However, traffic is a definite concern. He likes the idea of trading the landscaping for the right hand turn lane.

Council Member Ivie agreed with Council Member Henderson. He is in favor of the project as well.

Council Member Casperson asked about the traffic flow going the same direction.

Council Member Ivie stated he feels this can be addressed with signage. He also expressed appreciation for the developers willingness to work with the City and their creativity with this project.

City Manager Redd clarified they may have to shut down during parades or other events.

Community Development Director Ellerman also noted if they had a need for a fire truck, they would fight it from the curb. They would not have a need to go inside the parking lot.

Council Member Coats stated the signage needs to meet our sign ordinance. We do not want to block site distance.

Council Member Martinsen stated the Planning Commission asked for a right out only on 300 East. Would this be a condition we want to have?

Community Development Director Ellerman stated we can try to use signage only for now, and if there is an issue in the future, we could require the developer to put a median in, which would force a right out.

City Engineer Mogle clarified they could install a raised curb, but he would prefer a pork chop. They can be modified fairly easily, to accommodate a right in.

Council Member Coats asked if a pork chop could be placed on Telegraph to force a right in only as well.

City Engineer Mogle stated they can be designed to work on both roads.

Council Member Henderson made a motion to approve an ordinance for Zone Change request Z-21-27 for a Planned Unit Development Design/Use located approximately 14 North 300 East with the additional conditions 1) modify the landscaping on 300 East to allow for a right turn lane and a pork chop for right turn out, 2) place a pork chop on Telegraph to allow for right turn in only. Council Member Ivie seconded the motion; which passed with the following roll call vote:

<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>

Council Member Henderson Aye
Council Member Ivie Aye
Council Member Martinsen Aye

12. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

Council Members reported on their assigned committees.

13. CITY MANAGER REPORT

City Manager Jeremy Redd updated Council on current Washington City Projects.

14. CLOSED SESSION

- a. Purchase, exchange, or lease of property;
- b. Pending or potential litigation;
- c. Character or professional competence of an individual.

Removed

15. ADJOURNMENT

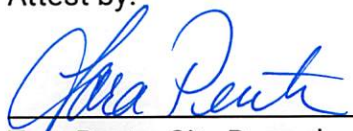
Council Member Martinsen made a motion to adjourn the meeting. Council Member Coats seconded the motion; which passed unanimously.

Meeting adjourned at 6:41 P.M.

Passed and approved on the 9th day of February, 2022.

Washington City

Attest by:


Tara Pentz, City Recorder




Kees Staheli, Mayor